



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 2  
290 BROADWAY  
NEW YORK, NY 10007-1866

MAY 02 2007

Cynthia Garrett  
Superintendent, Ellis Island National Monument  
National Park Service  
Liberty Island  
New York, New York 10004

Dear Ms. Garrett:

The Environmental Protection Agency (EPA) has reviewed the final environmental impact statement (FEIS) for the Ellis Island Development Concept Plan. This review was conducted in accordance with Section 309 of the Clean Air Act, as amended (42 U.S.C 7609, PL 91-604 12 (a), 84 Stat. 1709), the National Environmental Policy Act (NEPA) and the Council on Environmental Quality's regulations for implementing NEPA (40 CFR Parts 1500-1508).

The FEIS presents the analysis of three alternative management plans to adaptively reuse the 30 remaining vacant and deteriorating buildings on Ellis Island in New York Harbor. The preferred alternative would entail rehabilitating these buildings for use as a conference/retreat center (Ellis Island Institute) with overnight accommodations. The plan includes administrative and study spaces, supplemented by cultural, educational, and interpretative activities and programs. A major goal of the preferred alternative is that the development plan must be economically sustainable. The buildings would be rehabilitated over a five to seven year period, and adaptively reused through a combination of private financing, philanthropic support, and government appropriations. The overnight accommodations would permit the new Ellis Island Institute to host meetings, retreats, and workshops on such issues as immigration, world migration, historic preservation, and the environment.

While the proposed project does not present significant environmental concerns, we would like to take this opportunity to alert you to energy savings opportunities that may be considered in the implementation of the preferred alternative. The FEIS indicates that electrical, plumbing and other infrastructure deficiencies exist at Ellis Island and that they would be upgraded in the preferred alternative. The incorporation of energy efficient products in the proposed project would be in keeping with the recently issued Executive Order 13423, "Strengthening Federal Environmental, Energy, and Transportation Management." Among its targets, the Executive Order calls for a reduction in greenhouse gas emissions and construction/renovation of buildings in accordance with sustainability strategies, including resource conservation, reduction and use.

With the above in mind, we suggest that the National Park Service (NPS) and any private partner explore the installation of compact fluorescent light bulbs (CFLs) wherever there is a need for lighting the facilities undergoing an upgrade. Assuming the NPS is interested in pursuing the purchase of CFLs at a reduced cost, they may register at <http://www.bulkpurchase.net/>. This tool links institutional purchasers to EnergyStar partners offering bulk procurement arrangements.

Beyond lighting, a variety of energy efficient appliances, office equipment, heating and cooling equipment that have received the EnergyStar can provide lower utility bills and help reduce greenhouse gas emissions. More information about EnergyStar products and locations where they can be purchased can be found at:  
[http://www.energystar.gov/index.cfm?fuseaction=store.store\\_locator](http://www.energystar.gov/index.cfm?fuseaction=store.store_locator).

Based on our review of the FEIS, EPA does not anticipate that implementation of the preferred alternative will result in significant adverse impacts to the environment. Please note that Ellis Island is located in an area of non-attainment for ozone and PM 2.5 and under a maintenance plan for carbon monoxide. While not necessary at the programmatic EIS stage such as this, the National Park Service will have to provide general conformity determinations for those aspects of the preferred alternative that will impact air quality, such as building a permanent bridge between Liberty State Park and Ellis Island.

If you have any questions, please call Lingard Knutson of my staff at (212) 637-3747.

Sincerely yours,



*for* John Filippelli, Chief  
Strategic Planning+Multi-Media Programs Branch